



28 Silverdale Court

York, YO24 2SL

£155,000

 2  1  1  C

NO FORWARD CHAIN - SINGLE GARAGE - OPEN VIEWS. A two double bedroom first floor apartment within a small development in this desirable and convenient location. This bright and airy property has the benefit of uPVC double glazing and gas central heating throughout and comprises entrance vestibule, first floor landing, lounge, fitted kitchen, 2 double bedrooms and a three piece bathroom. To the outside is a useful built in storage cupboard, communal gardens and views over a large front lawned garden looking towards trees and playing fields. In a separate block there is a secure single garage with additional on street parking. An accompanied viewing is strongly recommended.

Entrance Hallway

uPVC glazed entrance door, stairs to first floor. Carpet.

First Floor Landing

Double panelled radiator, cupboard housing combination boiler and storage, loft access. Carpet.

Lounge

uPVC window to front, double panelled radiator, power points. Carpet.

Kitchen

uPVC window to rear, fitted wall and base units comprising counter tops, integrated gas hob, stainless steel sink and draining board, space for appliances, double panelled radiator, power points. Vinyl flooring.

Bedroom 1

uPVC window to front, fitted wardrobe, single panelled radiator, power points. Carpet.

Bedroom 2

uPVC window to rear, fitted wardrobe, single panelled radiator, power points. Carpet.





Bathroom

Opaque uPVC window to rear, panelled bath with shower over, pedestal wash hand basin, low level WC, tiled walls, double panelled radiator. Tiled flooring.

Outside

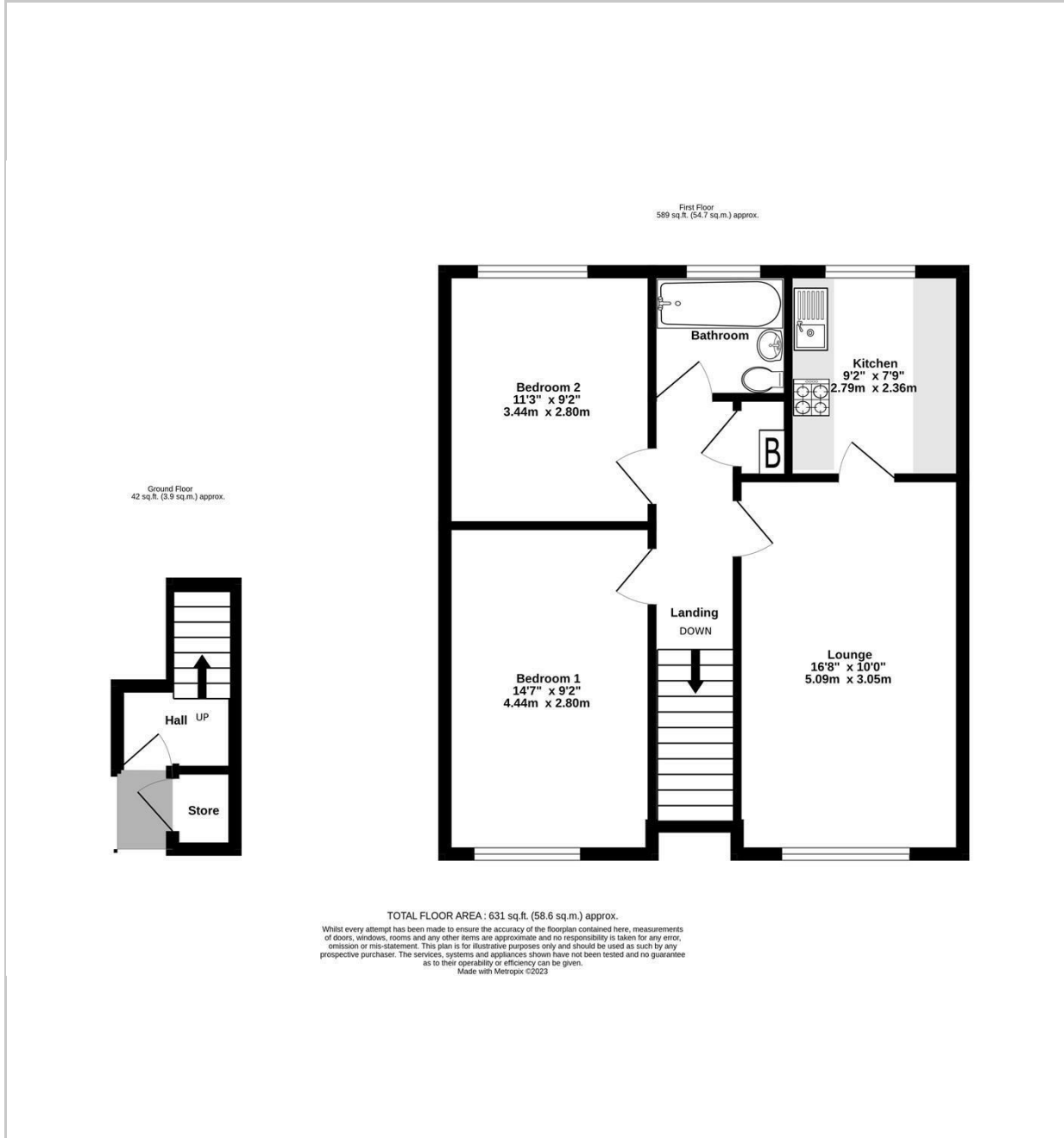
Ground floor storage cupboard. Communal lawned gardens.

Garage

Single garage with up and over door.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.